

Neighborhood Grapevine

News from the City of Milwaukee's
Department of Neighborhood Services

New Development Center Opens in the 809 Building

Builders in Milwaukee now have a "one-stop-shop" in the form of a new development center. Housed in the 809 building on North Broadway and operated by the Department of City Development, the Milwaukee Development Center is the starting point for nearly all permits related to buildings.

The new Development Center brings together the elements of Plan Exam, Board of Zoning Appeals, House Numbers, DPW Infrastructure permits, Water Permits, and others to maximize the effectiveness of service delivery and minimize the number of places, amount of time and number of people a permit taker has to see in order to do business.

Nearly 95% of the permit related business can be conducted at the 809 building. There are just a few reasons to visit the old Zeidler building and City Hall. In the 841 building the Health Department, Neighborhood Services and DPW still handle a few specialty permits. In room 105, Health Department issues permits related to food services, weights and measures and tattoo establishments. DPW on the fifth floor still handles block parties, special events, banners and light pole displays. DNS on the tenth floor handles demolition and razing permits and property recording.

The City Clerk's Office room 105 in City Hall handles licensing issues required for taverns and retail sales as well as leases of public buildings and carnival rides. The Treasurer's office still handles dog and cat licenses in room 103.

DNS's 9th and Mitchell Street office handles Certificate of Code Compliance (both interior and exterior types), environmental permits and licens-



The red tape gets the axe during a ribbon cutting ceremony to officially open the new development center. (Left to right Alderman Mike D'Amato, Mayor John Norquist, Development Center Director Martha Brown, Commercial Broker Jim Barry and Alderman Paul Henningsen.

DNS Commissioner Lee C. Jensen Retires

by Lee C. Jensen



I extend to all of you a deep and heart-felt thank you for the work you have been doing for the city over the last 20 years while I have been Commissioner. The support you have provided to me has been greatly appreciated. There are certainly a lot fewer people doing the same, and in some cases, more work than there were fifteen years ago.

All of you that have stepped up to a new level of responsibility and professionalism can take pride in that step and your personal accomplishments. For those that have taken the time and interest in developing new skills and the use of the computer, your efforts have been recognized and appreciated.

This is the time of change and, therefore, great opportunity. I hope that each of you will see this as a time of personal benefit and growth as well. Good luck with your future endeavors.

Signature of Lee C. Jensen.

See Development Center on page 2



News media and people gather as the Mayors cuts the ribbon to open the new Historic Merrill Park Estates model home. Located at 29th and Michigan, the home is the first of seven to be built in the area.

Historic Merrill Park Estates Model Home Opens

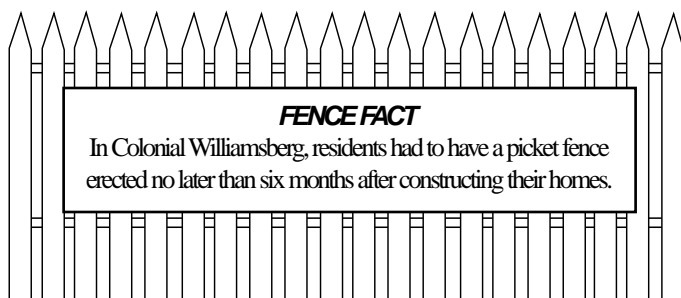
Milwaukee's west side is the site of another new home building project. NIDC's new "Historic Merrill Park Estates" located in Merrill Park showcases their neighborhood and new home model located at 601 N. 29th St. Six home building sites will be available shortly down the street.

The model home, built by Kuhs Quality Homes, was opened at a ceremony on April 4th, featuring a ribbon cutting by Mayor John Norquist with city and county officials. The City's Neighborhood Improvement Development Corporation (NIDC) officials and the Merrill Park Neighborhood Association (MPNA) are serving as developer and marketing support for the project. The home on display features 3 bedrooms, 1.5 baths, full basement and a 2-car detached garage. The base price package is in the mid \$90's.

"The City of Milwaukee is serving as developer of Historic Merrill Park Estates to add value to this neighborhood and to show that a market for quality new homes exists in Merrill Park," said Mayor John O. Norquist. "This neighborhood has gone through a tremendous transformation. As the home ownership has increased over the last ten years to 59%, the crime has declined by 53%. Likewise, values have increased over 140%."

Bob Green from MPNA loves to tell friends, "If you lived here you'd already be home. The reality of it is families love the convenience of Merrill Park in its relation to downtown and easy access to anywhere in the city."

For further information call Judy Allen at the Community Homes Program at 286-8600 or Barb at the Milwaukee Home Buyer's Center at 344-2044. More details can be obtained at the DNS web site. ☺



DEVELOPMENT CENTER FROM PAGE 1

es related to noise, filling stations, laundromats and dry cleaners, message establishments, waste tire generators and transporters, public pools and beaches, animal keeping permits (grooming, kennels and stables, fancier permits,) and commercial pesticide registration certificates.

DNS performs all of the inspections related to buildings and takes all complaints related to buildings, i.e., light and noise pollution, and debris on property, nuisance vehicles, and animal bites. The Department of Neighborhood Services is also home now to the Neighborhood Improvement Development Corporation. They moved to the 10th floor of the Zeidler Municipal Building on April 7, 2000. ☺

NIDC moves to 10th Floor

The Neighborhood Improvement Development Corporation (NIDC) completed its move during the first few weeks of April. Moving from the 809 building to the 10th floor of the municipal building brings together NIDC with DNS. NIDC includes the various home improvement components such as the Targeted Investment Neighborhoods (TINs), Community Homes, Neighborhood Improvement Programs (NIPs), Greenline Program and fiscal and loan monitoring programs.

Other DNS sections, including the Residential and Environmental inspections, Landlord and Property Management Programs, and Enforcement Sections are located at the 9th and Mitchell St. office. The DNS Nuisance office is located at 16th and Fond du Lac. ☺

DNS Innovation Award Goes to Permits on Line



The first interdepartmental innovation awards competition was won by a diverse cross-departmental team. The project involved removing the permits from the main-frame and putting them in the integrated Neighborhood Services System. That made the system Y2K compliant and easier to use while saving money. It featured the added benefit of greater reporting capabilities for monitoring and analysis and more flexibility to add new permit types, statuses and make other modifications.

The winning team members are Carolyn Wood-Information Technology Services, Karen Haack-Support Services, Mary Kaiser-Construction Trades, Mark Krowski-Construction Trades, Denise Mueller-Support Services, Richard Paur- Construction Trades, Susan Pucek-Support Services, Wendy Sparapane and Jeanne Hagner-Condemnation Inspection, Lynne Steffen-Support Services. The winners were eligible to select a gift item from the Successories™ catalog.

The competition is slated to be an annual competition. All of those who submitted an entry were recognized at the annual meeting. All of the entries will go on to the citywide innovation competition which is held in Fall.

If you are working on a new process or have a new idea you'd like to implement contact your supervisor or Acting Commissioner Marty Collins. The next entry deadline will be next Fall. Keep those thinking caps on! ☺



Make your mark on the world... not a wall is theme for 2000

Milwaukee's anti-graffiti campaign got a young and colorful kick-off at the municipal building this month. About 50 youngsters from various Milwaukee Boys and Girls' Clubs were part of a kick-off campaign to mark the start of Milwaukee's Anti-Graffiti Program. The children were part of the 100 children who submitted posters denouncing the ugliness of graffiti. The Department of Neighborhood Services (DNS) kicked off the 2000 anti-graffiti program by showcasing the special anti-graffiti posters.

Mayor John O. Norquist, Police Captain William Fadrowski and Alderwoman Suzanne Breier thanked some of the children for their contributions. This youth diversion activity is one that DNS is coordinating to fight graffiti this year. Each of the youths received a ribbon and certificate for their participation.

Officials asked for the public's support of the anti-graffiti effort reminding citizens to be vigilant about graffiti. The best way people can help is to quickly remove graffiti and call police if they witness the vandals in the act of committing the crime. It's OK to call 911 if people see graffiti vandals in the act. The mayor noted some of the negative aspects of graffiti include: the destabilization of neighborhoods, a loss of jobs and increased criminal behavior like gangs.

DNS can offer information on free materials, free technical advice on cleanup products and provide sign-up information on future cleanup events. The DNS is coordinating this year's efforts



Some of the "real" artists from the Milwaukee Boys and Girls Club who help spread the message that graffiti is a crime, not an art. Their art was displayed in the Municipal building for several weeks.

and is working with a number of area neighborhood groups to host special Graffiti Wipeout days. Dates and times are posted on the DNS web site for citizens to get more information.

If you have a WIPE OUT or a Painting Party and would like to put it on this list, call the Hotline at 286-8715 or send an email to DNS's web site listed below. The department will post it and provide groups organizational help in setting it up an event. Additional helpful information on how to remove graffiti, selection of solvents and cleaners, along with tips and tricks from professionals are posted on the web site. Users can go directly to the Anti-Graffiti information right from the front page at:

<http://www.ci.mil.wi.us/citygov/dns/home.htm>

The event also reminds area retailers about their responsibility to prevent graffiti. Since 1995, in Milwaukee, it is illegal to sell wide-tipped markers or spray paint to minors. These items must be in a secure area or under the direct supervision of a clerk as well as physically or electronically monitored. A sign must be posted in these areas notifying customers of this ordinance. If you see a store violating this ordinance, report it to the Hotline. Violators can be fined up to \$500.

The city has committed thousands of dollars annually to get rid of graffiti and the blight it creates. On average, the police department has arrested 200 taggers a year. Businesses are banding together to form "Paint Banks" and keeping their retail areas clean and attractive. Neighborhood groups are hosting their own painting parties. ☺

Sherman Park Offers Paint Rebate

Residents in Sherman Park may qualify for FREE paint and a paint rebate. Sherman Park Community Association is now offering free paint and repair rebates. SPCA's Minor Home Repair Program is designed to help low-and moderate-income homeowners by providing residents up to 20 gallons of free paint (beginning in April) and/or a rebate of up to \$250 for authorized minor exterior repair or improvement.

To get free exterior paint you must 1) Live in the Sherman Park Neighborhood between 30th Street to 60th Street, North Avenue to Capitol Drive. 2) Contact the Sherman Park Office at 444-9803. 3) Upon inspection, you will receive a voucher for paint. 4) After receiving your free paint, you are responsible to paint your home. 5) Upon completion of your paint project the Paint Specialist will make a follow-up visit/verification.

You may qualify for the repair rebate program if you: 1) Live in the Sherman Park Neighborhood; 2) Are a homeowner; 3) and have a specific project in mind for the exterior of the property.

If you qualify you need to: 1) Contact the Sherman Park Community Association- prior to beginning your project. The Rebate Specialist will determine the amount of your rebate - maximum rebate is \$250. 2) Complete a rebate contract and comply with-the rules and regulations of the program. 3. Complete the work as indicated on your contract. 4) Submit all receipts for completed work and receive your rebate check within one to three weeks.

For additional information on the Minor Home Repair Program contact the Sherman Park Community Association at 444-9803. ☺



New DNS inspectors (L-R) Ken Garbish, Mike Demski, Jim Shawl, Nick Curich, and Kent Clark)

Five new inspectors were added to the department this fall. The inspectors join a group of interns who are in training.

Mike Demski joined the Residential Section October 18th after working in the tele-communications industry for 5 years. He graduated from the University of Wisconsin- Milwaukee. He is married to Chris and they have two children, a 4-year old daughter Mackenzie and 6-month old daughter Madison. The other family member is Baily, a golden retriever. Mike's hobbies include mountain biking, hunting, fishing, hiking, trap shooting, baseball, genealogy, reading and taking things apart and fixing them. He's a member of the Milwaukee Zoological Society. Mike says his life is very busy right now with the kids and looking for a new home. The more he learns on the job, the more apprehensive he is about the home inspection process. "Ignorance is truly bliss," he says.

Kenneth L. Garbish is a new Code Enforcement Inspector. Previously he was employed at ACRO Automation Systems, but felt it was time for a change. In his spare time he likes to keep track of his investments and look for new ones using the internet. He's single with two dependents, Autumn and Cub, his two cats. Ken says he likes to consider himself a physical person since he likes to strength train and kickbox. However the birthday treat harassment committee is doing too good of a job and he says he's added 5 pounds since coming here.

Kent Clark started as a new Code Enforcement Inspector I as of Oct. 18, 1999. He comes to the position carrying quite a variety of previous experience, including serving in the construction trades, selling real estate, limousine service, and owning and operating a tavern.. After all of this he's still able to maintain a relatively good sense of humor. He also has 2 Siberian huskies and a parrot to test his tolerance and patience levels. Hobbies include golf, golf, and did he mention golf? Also home repairs and updates, yard work, motor-cycling, and sporting and entertainment events. Oh yes, and there is nothing like a good movie. He says he's looking for a long and accumulative career with the city.

Nicolas Curich, a graduate of MATC and UW-Madison in English and Architectural Technologies, joined DNS October 18th, 1999. Prior to his employment with the City, he worked as a structural detailer for two years developing a good understanding of some fundamental aspects related to construction. He feels, however, that

DNS How to reach us



286-3646 - 1673 S. 9th St, 3rd Flr
286-5600 - 809 N. Broadway, 2nd Flr
286-3441 - 841 N. Broadway 10th floor

**Have a contribution for the next edition of the
DNS GRAPEVINE? Deadline June 15, 2000
Email it to Todd Weiler, Editor: tweiler@ci.mil.wi.us**

Congratulations to Arnoldo Sevilla- Man of the year!

United Migrant Opportunity Services (UMOS) has selected Arnoldo Sevilla as the Hispanic Man of the Year for 1999. He was be presented with an award at the Hispanic Awards Banquet on October 16, 1999 at the Italian Community Center. Arnoldo works in NIDC as an Administrative Assistant Sr.



Arnoldo Sevilla



Paulette Bethel-Batts

As of February 21 the Construction Trades section has a new secretary. Visitors will be greeted by Paulette Bethel-Batts. Previously she worked in DPW's Infrastructure/Engineer's office. She says she has a lot to learn, but is getting lots of help from the group. Paulette says the new year was a big change for her. In 1972 she moved to Los Angeles and then moved back in 1993. She has worked for Olsten Temporary Service where she worked at First Star Bank before being hired by the City. Her hobbies include bowling and reading. She has a grown son who lives in Shorewood.

Al Garcia has joined DNS as a grant monitor. He has been a City employee for 25 years starting with HACM in '75. He was promoted to Area Maintenance Coordinator in 1982, and was responsible for oversight of maintenance on 2000 properties, including "scattered site" single- to four-family dwellings and elderly high-rise complexes.

He went to DCD in '86 and as part of 4 person team, developed over 100 units of rental housing for HACM in less than 4 years. From 1991-2000 he was in the Block Grant administration doing oversight of owner-occupied rehab programs (NIP) program, Minor Home Repair program, Handicap Ramp program, and Graffiti Abatement Program.

On a personal note, Al has strong written and verbal skills which he developed as a combat reporter and photographer for the 1st Cavalry Division in Vietnam, and as former Milwaukee Sentinel reporter. Those skills will be utilized at his new position as a liaison between the City, community groups and neighborhoods.

Al is the father of three – one daughter and two sons. He's a grandfather of three and considers himself an avid, but marginal golfer. He plays softball on three teams during summer and basketball in fall. ☺



Al Garcia

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We Are In Control – A landlord's perspective

by Mary Waltersdorf, CPM Regional Manager NAI MLG Management, LLC

(Reprinted from the Southeastern Apartment Association Newsletter with permission.)

What Happens to a house, a block, a neighborhood, or a city depends on all of us. You may own a home or you may own a large apartment community. A difference can be made by you. Unfortunately, the difference can be positive or negative.

When we see one house in a neighborhood look in disarray, the immediate response is "It's rented." When we see a block go down hill we say "They have a lot of renters." Instead of blaming the people you rent to maybe we need to look at ourselves. It is our responsibility to keep up our neighborhoods, as well as our properties, a good place to live.

When things do go wrong at a property the landlord can be to blame.

Some simple things to follow would be: Always check out every adult who lives in your property. Do this through a credit check, previous landlord check and work verification.

Make sure your new resident realizes that no one can move on to your property without permission.

Do have a lease for them to sign. The written word is always the best way.

You may supply specific rules for your property according to what you offer. Make sure you give the rules to all you residents so all understand.

Complete the move in inspection with your new resident. Make sure they know where garbage is placed, how to separate and when containers should be put away. Show them how the mechanisms on your property work. So many times we assume someone knows how to clean a stove or hood fan only to find out later a grease fire has occurred.

Drive your properties. Make sure you know what it looks like. It is your property so be proud of it. In our business, curb appeal is the most important attribute after location. It attributes to our Property Value and Community Attractiveness. These areas can be controlled by us so let's do our job.

One of the most powerful outcomes of the Property Recording Ordinance is that landlords can now more easily contact other landlords. This exchange of information has helped legitimate tenants verify their rental history and track record with a landlord. Less desirable tenants used to hide behind fictitious addresses and false references leaving little information to follow up on. As more landlord compacts are developed, more neighborhoods are becoming stable. Surrounding cities who lack the information now have to do business the old fashion way, which is high cost and high risk. Likewise tenants can check a landlord's history with building complaints and compliance. Knowledge is power and neighborhoods are the winners. ☺



At a news conference on towing abandoned vehicles, the car being towed turned out to be stolen.



DNS News Conference Nabs Stolen Car in Process

The news conference was supposed to show how a new ordinance change was helping to clear Milwaukee neighborhoods of junk cars. The problem was that the star of the show was stolen, not abandoned. A strange set of circumstances led to the revelation.

This fall the Milwaukee Code of Ordinances was changed to allow for a speedier processing of junker vehicles. These are cars that are severely damaged, unmoved for 30 days, missing tires, have no license plates and/or are inoperable or parked on an illegal surface. Under the new law, only 3 of those five conditions have to exist for the City to take action. The Department of Neighborhood Services (DNS) is responsible for this service through its Nuisance Control program based at 16th and Fond du Lac.

Inspectors had targeted qualified vehicles to be towed that day for the news media event. Just prior to the news conference, a number of suspicious people were around the vehicle in question. Deputy Commissioner Collins called and asked about police being present during the Mayor's appearance. According to Marty, the police arrived and a number of people took off running...fast! The police called in the suspect vehicle and it came back reported stolen. The Mayor was advised of the stolen car situation and the news event proceeded with the added bonus of recovering a stolen car.

A second process exists for stolen cars. Instead of being towed directly to the shredder to be recycled, the car is held in the tow lot for 30 days while contact with the owner is attempted. Cars that are targeted for removal are first marked with a bright sticker alerting those around that the vehicle will be towed in a week. A letter is sent to the property owner and the vehicle owner, if known. If there is no response after 10 days, the vehicle is put on the tow list. Unlike stolen vehicles, the vehicle and its contents are taken to the Miller Compressing Company in the valley where it is recycled into new steel. Since the first of the year DNS has issued over 1500 orders and has towed 800 cars. If you have a nuisance vehicle to report, call the DNS Service Request Hotline at 414-286-2268.

Contractor Licensing Changes Proposed

By Richard Paur, Supervisor Construction Trades

Many of the contractors performing work within Milwaukee are honest and law abiding; unfortunately, many Milwaukee residents have fallen victim to the few dishonest Home Improvement Contractors. As a result of these contractors, the residents have suffered financial hardship and often look toward city departments for help in dealing with some very troubling circumstances. The most trying problem these owners face is what direction to take when a problem arises with the construction project. Two scenarios surface with some regularity, the first is where the contractor begins the project but fails to return to complete it. The second involves a contractor who performs the work, receives final payment, but the work does not comply with the applicable building code.

When an owner hires a contractor to perform construction work at their property, the owner is typically unaware of which permits are required or if the work performed complies with the building codes. Many small contractors through inexperience are also unaware of the required permits or building codes. This presents a significant problem for the property owner and the Department of Neighborhood Services (DNS), the agency responsible for enforcement of building codes in the city of Milwaukee.

The current Milwaukee Code of Ordinances (MCO) allows DNS to issue Orders to Correct Conditions to the owner of a property when a violation of the building code exists. Failure on the part of the contractor to obtain the necessary permits or to correct faulty construction now becomes the responsibility of the owner of that project. This often places the owner in a position of having to file a civil action against the contractor or hire another contractor to complete the project. By adoption of new code language property owners could be afforded some protection against these types of expenses. Placing responsibility on the contractor to obtain a permit prior to construction, as well as developing a no permits to violators ordinance, is necessary to control the activity of contracting in Milwaukee.

The current MCO addresses work by contractors, but lacks uniformity throughout the various trades sections. By the adoption of language similar to that found in the plumbing and electrical portions of the code, the same effectiveness in dealing with Home Improvement Contractors could be realized. One suggestion is to put into place an ordinance change which would allow DNS to issue Orders to Correct Condition to the violating contractor with the expressed consequence of having a restriction on obtaining future building permits until the outstanding violation is corrected. The second would require the contractor to post a performance bond with the City of Milwaukee to be used to complete or correct a project if the contractor failed to comply after a specified period of time.

Within certain sections of the current ordinance, some of the trades are required to furnish a performance bond, liability insurance, as well as insurance to cover damage to property. Throughout the trades these are not uniformly required nor do they have similar limits of liability. By establishing set minimum requirements for performance bonding, personal liability insurance, and property damage insurance, a single code section could be adopted and then referenced by the individual trade sections. Through uniformity in requirement, each contracting trade undertakes a financial obligation as the cost of doing business in Milwaukee. This approach is rea-

sonable and equitable, and should be well received by both the contracting community and the residents of Milwaukee.

The required performance bond must extend through the City of Milwaukee to the owner of the property of the contracted work. Language in the performance bond must require the bonding agency to cause the completion or correction to take place within a specified period of time. Through these requirements DNS would possess the leverage necessary to effectively and efficiently complete or correct a contracted construction project without an additional financial burden to the property owner. Through this ordinance, contractors would become more responsive to requests of DNS.

To address the issue, the following steps are being considered for effective enforcement:

1. Define the construction activities requiring a permit, and require that the contractor (not the property owner) obtain the permit prior to construction for all contracted projects.
2. Define the construction activities requiring a contractor to be registered with or licensed by Milwaukee.
3. Establish uniform requirements for performance bonding and liability insurance as a part of registration or licensure.
4. Establish a uniform no permits to violators ordinance with assignment of the Order to Correct Conditions to the contractor for the project.
5. Assess reinspection fees to the contractor responsible for creating the violation and require payment of all reinspection fees prior to issuance of any future permits.

Various sections of the MCO and proposed changes specifically designed to address the problems inherent with inconsistent or outdated code requirements are being circulated at this time. The most notable short comings are found in the minimum limits set for liability insurance. Underwriting agencies do not write policies with coverage limits as low as those required by the current code, many of the agencies begin liability cover at \$300,000, with only a few going as low as \$100,000. We will advise everyone of these changes as they occur. ☺

New State Law Changes

by Deputy Commissioner Marty Collins

Two of the four state statute changes that the Department was seeking were signed into law by the Governor. They both involved the demolition process. Prior law said that, in effect, they who own the building when the bulldozer hit the wall, own the liability for the demolition cost. Many owners had been dodging the liability by transferring ownership to an unsuspecting party who thought that they were getting a great deal or to an asset-less corporation. The new law allows the City to look to either the owner at the date of demolition or the owner at the date that the condemnation order is recorded with the Register of Deeds office. The other change allows the State Historical society to waive their 30 day hold on demolitions in historic districts. ☺



Students learn to use a variety of tools to gain new skills to rehab homes in the ParkLawn Neighborhood.

Custer High School Students bring new life into an old house

It's one thing to read about it in a book, it's a whole lot different learning by doing. That's the lesson being taught to a group of students from Custer High School this month. Mayor John O. Norquist joined the students as they remodeled a home as part of the class curriculum.

The 4315 N. 47th St. Custer project is now beginning construction on its 8th house. The framing has begun on the first floor. The students eventually will be raising the roof, literally and figuratively. The home is also a demonstration project for flood proofing. Since the home is located in the flood plain, many new innovations will be used to prevent damage from future floods. The total square footage of the home will be doubled along with its value.

Instructors from MPS are teaching the young carpenters the various elements of home remodeling and rehab. Paul Geisen, the rehab specialist from the Neighborhood Improvement Development Corporation (NIDC), is providing technical assistance and monitoring the work. In addition, the Department of Neighborhood Services (DNS) is doing the traditional inspections. Deputy Superintendent Willie Jude from MPS and the principal from Custer High School, Ms. Gail Sanders, were on site to witness the transformation.

Mayor Norquist said, "This is a great thing for our community. These students are learning life-long skills that potentially can lead

to careers in the skilled trades. Some day, they will likely be home owners and appreciate the effort in maintaining a home. These students can always take pride in knowing they made a difference in the community while learning a great skill." The construction class starts on the job at 7:30 AM. The early morning work ethic is a part of the job. While an average of 15 students a day will work on the project, as many as 120 students from the high school will have participated overall on the project. In addition to the trades classes, other classes ranging from math to marketing are involved with the house. Students will be using the data from the project in math classes, economics and marketing curriculum.

Commissioner of Neighborhood Services Lee Jensen said, "The

work these students perform helps them understand how things work and the reasons for building codes. Proper permits help assure the homeowner, now and in the future, they'll have a safe and durable home for years to come. That adds value and stability to our neighborhoods." The 1943 home was purchased by NIDC from HUD for \$12,000. When completed, in spring of 2001, the estimated value will be about \$57,000. The home will be sold only to an eligible owner occupant.

The Custer High School house is across from the ParkLawn Housing Development. About a block away is the Lincoln Creek which was the main reason some special flooding protection systems are being used. This has created

some special problems like putting the furnace and air conditioning units on the second. The furnace will have to send hot air down and the air conditioning will have to send cold air up.

This project in addition to others with Milwaukee Tech are an ongoing partnership with DNS, NIDC and the Community Homes Program to improve Milwaukee's neighborhoods.

Interested buyers should contact the Community Homes Program office for an application or call Judy Allen at 286-8601.

One of the recently completed homes which was rehabbed by students from Milwaukee Technical High School is at 3301 W. Mt Vernon. It is now the home of Mr. Oliver and Mrs. Kay Braggs. That home was won through an appraisal lottery system in which the Braggs were the final winners. ☺



Those working on the home are: (top row L-R) Jerome Williams, Instructor Barry Zmudzinski, Jason Siebenlist, (middle row) Adrian Walton, Latoya Scales, Antonio Yates, (front row) Travis Page, and Alvin Wilson.



Mayor Norquist swings a hammer to help the Custer High School Students put up the siding on a garage

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the structural knowledge gained in school and during these last two years is only of secondary importance to learning to work with and understand others.

Nicholas says, "I am very happy to be working with the City now. I look forward to the opportunity of being able to interact with the neighborhood. Exposure to the different cultures and architectural styles of Milwaukee is one the best benefits this job has to offer."

Jim Shawl is a new Code Enforcement Inspector hired October 18th. His previous related experience was as Senior Rep. for an insurance company in the engineering and safety services division. He also operated his own safety inspection and consulting business. He maintains membership in the American Society of Safety Engineers. Jim and the other new inspectors are rotating through various parts of DNS to be knowledgeable about the different aspects of the department. In his free time, Jim enjoys amateur 35mm photography. By the time you read this, many of the new inspectors will be formally assigned inspectional districts.

Michael J. Nuszbaum is one of the new Code Enforcement Interns at Mitchell. He started with the city in 1993 as a laborer. Mike worked mainly in Street Maintenance, but also in a variety of departments including Forestry, Electrical Services, Sanitation, and Sewers. While in Streets, he worked as a cement finisher and also ran various crews as a street repair crew leader. As a DNS intern he hopes to learn the skills to do an effective job as an inspector. In his spare time he likes to play his guitar and practice amateur astronomy (weather permitting.) ☺



NIDC finally joined the DNS family on the 10th Floor of the Frank Zeidler Building. Cakes to celebrate the union were held up by Commissioner Lee C. Jensen, Alderman Paul Henningsen, and NIDC President Skip Seager. Employees hosted a "Get to Know You" party complete with refreshments and gifts offered in each of the primary sections.

WHERE TO GO FOR PERMITS



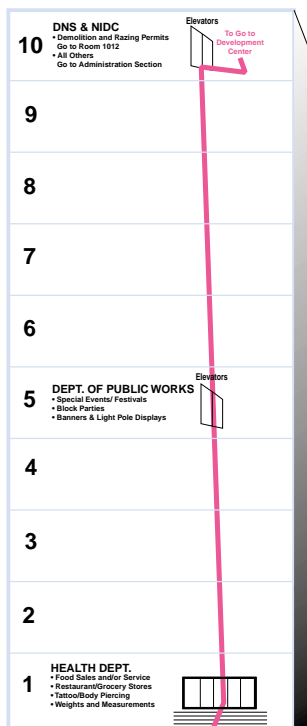
CITY HALL
200 E. Wells

**PERMITS
FROM
CITY CLERK
RM 105**

- BEER OR WINE
- CARNIVAL RIDES
- RENT CITY BUILDINGS
- RETAIL SALES

Department of Neighborhood Services (DNS) and Neighborhood Improvement Development Corporation (NIDC)

Permits for demolition, razing, interior/exterior code compliance, rent withholding, and hotel/motel/rooming house licenses, stationary engineer licenses, property recording, invoice payments (elevators, sprinklers, covered openings), special assessments, standards and appeals, title searches



Alley

809 N. Broadway

841 N. Broadway

DNS How to reach us



3441 - 841 N. Broadway 10th floor
3646 - 1673 S. 9th St, 3rd Flr

All City Prefixes are 286-

3441	Admin Office	3386	FAX Mitchell
2514	Boilers	5447	FAX NIDC
3838	Code Compliance	5164	FAX Nuisance
3874	Code Enf. Commercial	8715	Graffiti Hotline
2268	Code Enf. Residential	5600	Housing & NIDC
2557	Condemnation	2954	Landlord Training
2513	Construction	3646	Mitchell Recept.
2532	Electrical	3535	Nuisance Control
3361	Elevator	3361	Plumbing
3860	Enforcement	5049	Property Mgmt Training
3538	Environmental Health	8569	Property Recording Prog.
5165	FAX 16+Fon du lac	3214	Public Information
8667	FAX Broadway		

THE FOLLOWING SERVICES ARE NO LONGER AT DNS CALL THE DEVELOPMENT CENTER - 286-8211

Board of Zoning Appeals
House Numbers
Microfilm/Records
Permit Desk

Plan Exam
Plumbing Exam
Water Permits
Street Cut Permits